

2012 Jackson County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Jackson County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Jackson County the average tax bill for all taxpayers increased by 0.6%. This small tax bill rise was the result of a 0.9% increase in the tax levy of all local government units and a 2.5% rise in certified net assessed value. Most of the assessment increase was due to a large rise in farmland assessments. Homestead and business assessments also increased. Assessment growth exceeded levy growth, so tax rates decreased in most Jackson County tax districts. This resulted in a small decrease in tax cap credits as a percentage of the levy, by 0.1%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	0.6%	\$34,240,777	\$1,815,454,523	1.7%
Change		0.9%	2.5%	-0.1%
2011	5.3%	\$33,939,267	\$1,771,229,303	1.8%

Homestead Property Taxes

Homestead property taxes decreased 0.5% on average in Jackson County in 2012. Tax rates in most Jackson County tax districts decreased. The county average tax rate fell by 1.6%. Jackson County's local homestead credit rate was almost unchanged. The percentage of Jackson County homesteads at their tax caps increased slightly, from 0.6% to 0.9%.

Comparable Homestead Property Tax Changes in Jackson County

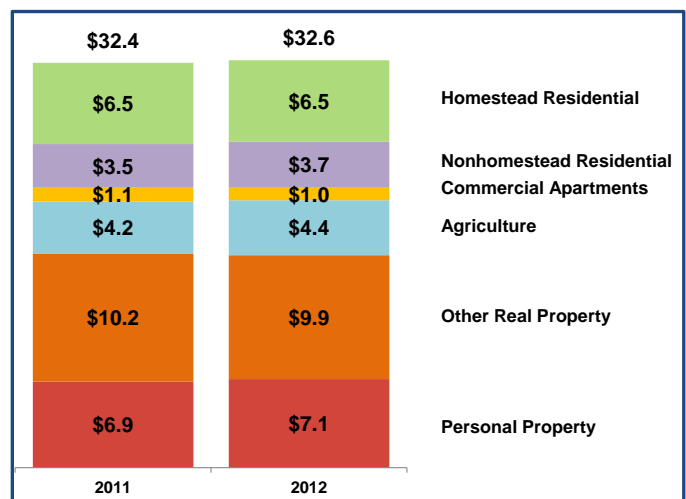
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	5,869	50.9%
No Change	371	3.2%
Lower Tax Bill	5,297	45.9%
Average Change in Tax Bill	-0.5%	
Detailed Change in Tax Bill		
20% or More	652	5.7%
10% to 19%	636	5.5%
1% to 9%	4,581	39.7%
0%	371	3.2%
-1% to -9%	3,185	27.6%
-10% to -19%	1,237	10.7%
-20% or More	875	7.6%
Total	11,537	100.0%

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Most of Jackson County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 0.6% in Jackson County in 2012. Net taxes were higher for agriculture, nonhomestead residential property (mostly small rentals and second homes) and personal property. Net taxes were lower for owners of commercial apartments and almost unchanged for homesteads.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about two-thirds of Jackson County tax districts. The average tax rate fell by 1.6%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Jackson County increased slightly by 0.9%. The largest levy increase was in the county unit, due to growth in the capital improvement bond, general, lease rental repayment, and health funds. The Crothersville School Corporation had large decreases in its capital projects and school pension debt funds.

Jackson County's total net assessed value increased 2.2% in 2012. Agricultural net assessments rose 10.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose 0.9%, due to increases in homestead and business assessments. Other residential assessments decreased.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$1,261,222,552	\$1,264,543,329	0.3%	\$481,570,031	\$488,642,682	1.5%
Other Residential	243,992,300	239,966,300	-1.7%	236,375,740	232,707,634	-1.6%
Ag Business/Land	270,670,940	297,480,500	9.9%	268,680,843	295,439,477	10.0%
Business Real/Personal	995,279,596	999,285,538	0.4%	810,565,047	820,281,808	1.2%
Total	\$2,771,165,388	\$2,801,275,667	1.1%	\$1,797,191,661	\$1,837,071,601	2.2%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Jackson County were \$610,280, or 1.7% of the levy. This was much less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Jackson County's tax rates were below the state average.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the elderly category, which limits the tax bills of older homeowners to a 2% increase each year. The largest percentage losses were in the town of Medora, Medora School Corporation and Carr Township, where district tax rates were above \$3 per \$100 assessed value. The largest dollar losses were in the city of Seymour, the Seymour School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Jackson County in 2012 by \$19,996, or 3.2%. The percentage of the levy lost to credits fell by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Jackson County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$11,637	\$24,567	\$12,930	111.1%
2%	524,242	507,486	-16,756	-3.2%
3%	20,258	10,095	-10,163	-50.2%
Elderly	74,138	68,132	-6,006	-8.1%
Total	\$630,276	\$610,280	-\$19,996	-3.2%
% of Levy	1.8%	1.7%		-0.1%

Jackson County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	45,731,302	30,591,726	32,356,017	33,939,267	34,240,777	-33.1%	5.8%	4.9%	0.9%
State Unit	51,987	0	0	0	0	-100.0%			
Jackson County	7,720,123	6,582,287	6,487,331	6,805,063	7,688,450	-14.7%	-1.4%	4.9%	13.0%
Brownstown Township	75,722	78,455	80,572	35,555	40,311	3.6%	2.7%	-55.9%	13.4%
Carr Township	56,989	60,909	66,459	66,265	70,608	6.9%	9.1%	-0.3%	6.6%
Driftwood Township	26,040	24,816	27,395	13,840	15,209	-4.7%	10.4%	-49.5%	9.9%
Grassy Fork Township	23,681	24,954	25,846	13,300	14,435	5.4%	3.6%	-48.5%	8.5%
Hamilton Township	54,244	50,928	48,245	19,267	20,925	-6.1%	-5.3%	-60.1%	8.6%
Jackson Township	108,459	115,297	119,497	123,098	127,676	6.3%	3.6%	3.0%	3.7%
Owen Township	25,450	31,598	26,931	17,552	18,945	24.2%	-14.8%	-34.8%	7.9%
Pershing Township	17,909	17,371	18,598	18,898	19,445	-3.0%	7.1%	1.6%	2.9%
Redding Township	17,478	18,444	18,992	20,145	20,722	5.5%	3.0%	6.1%	2.9%
Salt Creek Township	10,759	10,748	10,740	7,458	4,622	-0.1%	-0.1%	-30.6%	-38.0%
Vernon Township	62,489	63,708	62,249	62,002	62,624	2.0%	-2.3%	-0.4%	1.0%
Washington Township	10,521	10,902	11,356	11,821	12,280	3.6%	4.2%	4.1%	3.9%
Seymour Civil City	7,452,693	7,499,642	7,886,894	8,401,470	8,605,662	0.6%	5.2%	6.5%	2.4%
Brownstown Civil Town	457,003	437,627	590,816	596,031	625,977	-4.2%	35.0%	0.9%	5.0%
Crothersville Civil Town	191,137	202,204	219,796	225,294	233,160	5.8%	8.7%	2.5%	3.5%
Medora Civil Town	47,880	53,386	55,821	56,420	60,229	11.5%	4.6%	1.1%	6.8%
Medora Community School Corp	837,261	504,520	444,421	697,067	682,468	-39.7%	-11.9%	56.8%	-2.1%
Seymour Community School Corp	18,361,866	8,661,758	9,197,266	9,151,465	9,055,947	-52.8%	6.2%	-0.5%	-1.0%
Brownstown Central Community Sch Corp	6,157,220	3,140,671	3,739,019	3,481,815	3,377,115	-49.0%	19.1%	-6.9%	-3.0%
Crothersville Community School Corp	2,373,483	1,266,672	1,454,603	1,656,862	1,258,189	-46.6%	14.8%	13.9%	-24.1%
Brownstown Public Library	235,667	261,924	271,161	298,117	271,859	11.1%	3.5%	9.9%	-8.8%
Jackson County Public Library	1,315,750	1,432,406	1,449,189	1,480,739	1,273,738	8.9%	1.2%	2.2%	-14.0%
Seymour Airport Authority	0	0	0	0	0				
Jackson County Solid Waste	0	0	0	0	0				
Pershing Fire District	39,491	40,499	42,820	45,357	47,550	2.6%	5.7%	5.9%	4.8%
Driftwood Township Fire Protection Dist	0	0	0	36,534	54,172				48.3%
Brownstown Township Fire Protection Dist	0	0	0	176,793	165,593				-6.3%
Grassy Fork Twp Fire Protection Dist	0	0	0	35,947	33,667				-6.3%
Redding Township Fire Protection Dist	0	0	0	85,497	79,084				-7.5%
Owen Salt Creek Fire Protection District	0	0	0	68,041	83,285				22.4%
Hamilton Township Fire Protection Dist	0	0	0	87,896	83,373				-5.1%
Jackson Washington Fire Protection Dist	0	0	0	143,658	133,457				-7.1%

Jackson County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates					Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential
36001	Brownstown Township	1.5350	--	--	4.5476%	--	--	--
36002	Brownstown Town	2.4065	--	--	7.0123%	--	--	--
36003	Carr Township	2.5157	--	--	3.0594%	--	--	--
36004	Medora Town	3.2157	--	--	3.6115%	--	--	--
36005	Driftwood Township	1.6078	--	--	1.4012%	--	--	--
36006	Grassy Fork Township	1.5501	--	--	6.5881%	--	--	--
36007	Hamilton Township	1.3081	--	--	19.3873%	--	--	--
36008	Jackson Township	1.3021	--	--	7.3744%	--	--	--
36009	Seymour City-Jackson Township	2.2252	--	--	45.0955%	--	--	--
36010	Owen Township	1.5906	--	--	1.4665%	--	--	--
36011	Pershing Township	1.6143	--	--	0.4714%	--	--	--
36012	Redding Township	1.2811	--	--	2.0164%	--	--	--
36013	Seymour City-Redding Township	2.2216	--	--	14.1767%	--	--	--
36014	Salt Creek Township	1.5975	--	--	6.0586%	--	--	--
36015	Vernon Township	1.5714	--	--	1.9729%	--	--	--
36016	Crothersville Town	1.9702	--	--	24.4569%	--	--	--
36017	Washington Township	1.3078	--	--	2.8963%	--	--	--

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jackson County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	24,567	507,486	10,095	68,132	610,280	34,240,777	1.8%
<i>TIF Total</i>	0	0	0	0	0	812,216	0.0%
<i>County Total</i>	24,567	507,486	10,095	68,132	610,280	35,052,993	1.7%
Jackson County	4,741	92,122	1,330	14,516	112,709	7,688,450	1.5%
Brownstown Township	103	649	0	112	864	40,311	2.1%
Carr Township	328	7,546	591	367	8,833	70,608	12.5%
Driftwood Township	11	0	0	35	45	15,209	0.3%
Grassy Fork Township	4	0	0	0	4	14,435	0.0%
Hamilton Township	0	0	0	32	32	20,925	0.2%
Jackson Township	11	1,842	0	268	2,121	127,676	1.7%
Owen Township	8	0	0	8	17	18,945	0.1%
Pershing Township	75	0	0	15	90	19,445	0.5%
Redding Township	6	147	0	30	184	20,722	0.9%
Salt Creek Township	0	0	0	5	5	4,622	0.1%
Vernon Township	37	0	0	56	92	62,624	0.1%
Washington Township	7	0	0	11	18	12,280	0.1%
Seymour Civil City	884	145,504	0	17,532	163,920	8,605,662	1.9%
Brownstown Civil Town	4,406	27,709	0	2,165	34,280	625,977	5.5%
Crothersville Civil Town	149	0	0	90	239	233,160	0.1%
Medora Civil Town	551	6,098	2,198	689	9,536	60,229	15.8%
Medora Community School Corp	3,175	72,936	5,717	3,545	85,372	682,468	12.5%
Seymour Community School Corp	1,242	102,864	0	17,123	121,229	9,055,947	1.3%
Brownstown Central Community Sch Corp	6,334	28,908	0	6,342	41,584	3,377,115	1.2%
Crothersville Community School Corp	737	0	0	1,121	1,858	1,258,189	0.1%
Brownstown Public Library	533	3,119	0	626	4,278	271,859	1.6%
Seymour Public Library	0	0	0	0	0	0	
Jackson County Contractual Library	0	0	0	0	0	0	
Jackson County Public Library	477	15,379	260	2,310	18,425	1,273,738	1.4%
Seymour Airport Authority	0	0	0	0	0	0	
Jackson County Solid Waste	0	0	0	0	0	0	
Pershing Fire District	184	0	0	36	220	47,550	0.5%
Carr Township Fire Territory	0	0	0	0	0	0	
Driftwood Township Fire Protection Dist	37	0	0	123	161	54,172	0.3%
Brownstown Township Fire Protection Dist	424	2,664	0	460	3,548	165,593	2.1%
Grassy Fork Twp Fire Protection Dist	9	0	0	0	9	33,667	0.0%
Redding Township Fire Protection Dist	20	0	0	131	151	79,084	0.2%
Owen Salt Creek Fire Protection District	31	0	0	47	78	83,285	0.1%
Hamilton Township Fire Protection Dist	1	0	0	126	127	83,373	0.2%
Jackson Washington Fire Protection Dist	38	0	0	213	251	133,457	0.2%
TIF - Burkhardt - Jackson	0	0	0	0	0	617,800	0.0%
TIF - Burkhardt - Redding	0	0	0	0	0	194,416	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.